



Rizzetta & Company

Waters Edge Community Development District

**Board of Supervisors' Meeting
April 28, 2022**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

www.watersedgecdd.org

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT AGENDA

At the Waters Edge Clubhouse, located at:
9019 Creedmoor Lane, New Port Richey, FL 34654

Board of Supervisors	Teri Geney George Anastasopoulos Michaela Ballou Timothy Haslett Jason Peterson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley Robin & Vericker
District Engineer	Greg Woodcock	Cardno TBE

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting / hearing / workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.watersedgecdd.org

Board of Supervisors
Waters Edge Community
Development District

April 21, 2022

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waters Edge Community Development District will be held on **Thursday, April 28, 2022 at 3:30 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654**. The following is the final agenda for this meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. District Engineer's ReportTab 1
 1. Inlet Depressions Report.....Tab 2
 2. Consideration of Inlet Assessment Proposal.....Tab 3
 3. Consideration of Pond F1 Erosion Repair
ProposalsTab 4
 - A. Aquatics Manager
 1. Presentation of Monthly Aquatics ReportTab 5
 - B. PSA Inspection Reports
 1. March Done Report.....Tab 6
 2. April ReportTab 7
 - C. District Counsel
 - D. District Manager
 1. Presentation of District Manager Report &
FinancialsTab 8
4. **BUSINESS ITEMS**
 - A. Presentation of Fiscal Year 2022/2023 Proposed
Budget.....Tab 9
 1. Consideration of Resolution 2022-02; Approving
Fiscal Year 2022/2023 Proposed Budget and Setting
the Public Hearing on the Final Budget.....Tab 10
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on March 24, 2022 and Budget
Workshop Meeting held on April 5, 2022Tab 11
 - B. Consideration of Operation and Maintenance Expenditures
for March 2022Tab 12
6. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Matthew Huber

Matthew Huber
Regional District Manager

Tab 1

Waters Edge Community Development District Engineer's Report:**New Alexandria Loop Drainage Inlet Depressions**

- Upon board request, Cardno now Stantec reviewed the inlets adjacent to 8929 New Alexandria Loop on April 13th.
- See attached report noting findings. Repair proposals from contractors to follow.

Roadway Drainage Inlet Assessment Proposal

- Upon board request, Cardno now Stantec prepared a proposal to review all roadway drainage inlets and adjacent areas for potential deficiencies.
- Proposal attached.

Pond F1 Erosion Repairs

- Cardno now Stantec presented Pond F1 erosion report during the March CDD meeting.
- Contractor proposal summary attached.

Waters Edge Wall Clearing Report

- The wall clearing project was initiated back in Spring, 2021 and began as a wall beautification and structural assessment project. Cardno was tasked to provide an overall map of the walls and review them for any structural deficiencies. Cardno provided an overall wall map, and began to complete a field survey on condition of the walls in the community. Of the approximately 5,600 linear feet of wall throughout the community, about 2/3 of that needs to be cleared of vegetation in order for us to complete a proper assessment of the wall.
- Pasco County Land Development Code states that invasive vegetation can be removed from the wetland buffer in an effort to maintain the existing wall.
- Initial report with photos are attached.
- Once the wall condition is assessed, a report can be created for repairs.
- Once all walls are repaired, they can be pressure washed.

SWFWMD O&M Permit Renewals for 43026810.008 and 43026810.009

- Site inspection review completed on 4/13 for both O&M permits.
- Inspection reports will be created for maintenance related items and be presented at the May meeting.

Stormwater Needs Analysis

- Quantities of stormwater assets have been completed, and we will finalize the report for review at the May CDD meeting.

Tab 2

Memorandum

Date: April 19, 2022 **Project No:** 00023-801-00

To: Waters Edge CDD

From: Frank Nolte / Greg Woodcock / Vasili Kostakis, PE

RE: **Waters Edge CDD: New Alexandria Loop Inlet Review**

Cardno

20215 Cortez Blvd.
Brooksville, Florida 34601
USAPhone: +352 754-1240
www.cardno.com

On April 13, 2022 Cardno staff conducted a field review of two (2) drainage inlets adjacent to 8929 New Alexandria Loop to investigate a report of stormwater drainage issues and erosion. Our findings and recommendations are presented below.

New Alexandria Loop

According to the provided Paving, Grading and Drainage Plan (Photo 1), the existing crowned roadway conveys runoff to two Type 2 drainage inlets (11-47 and 11-48) adjacent to 8929 New Alexandria Loop. Once collected, concrete culverts convey stormwater southwest to an intermediate Type D grate inlet, then discharge to the adjacent Pond F1.

At the time of inspection, there was a small opening visible on the north side of inlet 11-48 (**Photo 2**). Site inspectors probed into the opening and discovered an approximate 2' diameter void beneath the inlet throat (**Photo 3**). Inspectors opened the manhole lid to look for internal deficiencies in the pipe connection/inlet box (**Photo 4**). No visible deficiencies or siltation noted. Minor cracking along roadway was visible, but no asphalt depression around the inlet (**Photo 5**).

Structure 11-47 was inspected both internally (**Photo 6**) and externally for deficiencies. No visible deficiencies or siltation observed inside the inlet box. A 6" depression was observed southwest of Structure 11-47. Inspectors probed and noted very soft soils in this area (**Photo 7**).

Recommendations

There is a moderate void underneath the concrete throat of inlet 11-48. Based on our observations, we believe there to be a deficiency in the pipe joint causing loss of soil into the pipe. Cardno now Stantec recommends a contractor remove a section of the roadway adjacent to Inlet 11-48, expose the pipe and construct a concrete collar around the joint and at the connection to the inlet. Restore area with compacted fill, crushed concrete base, and 3" of asphalt. Add sod to disturbed areas.

Based on our observations of Structure 11-47, we believe there to be a deficiency in the downstream pipe joint causing loss of soil into the pipe. Cardno now Stantec recommends a contractor expose the downstream pipe at the connection as well as the first pipe joint, constructing a concrete collar around both locations. Restore area with compacted fill and sod all disturbed areas.



Photo 1. Drainage Plan along New Alexandria Loop



Photo 2. Looking south towards small opening outside Inlet 11-48.



Photo 3. Looking inside small opening at void around pipe connection at inlet 11-48.



Photo 4. Interior of inlet 11-48.



Photo 5. New Alexandria Loop roadway adjacent to Inlets 11-47 and 11-48.



Photo 6. Interior of inlet 11-47.



Photo 7. Looking northeast at backside of Inlet 11-48.

Tab 3

SCOPE OF SERVICES

Roadway Drainage Inlet Review

Cardno

380 Park Place Blvd
Suite 300
Clearwater, FL 33759
USA

Phone: +1 727 531 3505
Fax: +1 727 539 1294

www.cardno.com

PROJECT DESCRIPTION

Waters Edge Community Development District (hereinafter referred to as the “CDD”) has requested this Scope of Services from Cardno now Stantec (hereinafter referred to as the “CONSULTANT”) to perform a roadway drainage inlet review located within the current development boundaries.

SCOPE OF SERVICES

The following Services shall be provided for the development of the roadway drainage report:

1. **Data Collection** – CONSULTANT will compile and review all available permitted drainage plans for the development.
2. **Roadway Drainage Review** – CONSULTANT will complete the following field efforts listed below:
 - a. Inspect surroundings of each roadway inlet for depressions, asphalt cracking, and erosion. Probe for loose soils where depressions are visible.
 - b. Open ALL roadway manhole lids to inspect for internal deficiencies, ie. Water intrusion and silt infiltration.
 - c. Capture internal photo of each inlet, and one external photo of surrounding overall location.
3. **Reporting** – Cardno will complete the following office efforts listed below:
 - a. Provide a written report with accompanying photos, outlining ONLY locations that need repair.
 - b. Provide thumb drive with photos obtained during site review.

MISCELLANEOUS

Services Not Included

The following is a list of supplemental services that are not included under this proposal. The CONSULTANT shall only conduct such services upon authorization by the CDD and shall be charged in accordance with the hourly rates established in the CONSULTANT’S Professional Services Fee Schedule (see attached).

1. Meetings are not included in this proposal. If meetings are requested, the CONSULTANT will invoice on a time and material basis in accordance with the hourly rates established in the CONSULTANT'S Professional Services Fee Schedule (see attached). The CONSULTANT shall not be responsible for attendance at legal meetings, hearings, variances, attorney conferences or construction claims conferences.

COMPENSATION AND FEE SCHEDULE

The CONSULTANT proposes to complete this Scope of Services on a time and material basis with a not to exceed amount of **\$4,000** including reimbursement for expenses. Meetings and coordination will be done on an hourly services basis in accordance with the FEE SCHEDULE (attached). Refer to the attached man-hour estimate for breakdown of man-hours by task.

We look forward to working with the CDD on this important project and are available to discuss any questions you may have regarding this scope and fee.

Thanks,

Frank Nolte
District Engineer
(727) 608-7766
Frank.Nolte@Cardno.com

FEE ESTIMATE

04/19/22
01:35 PM

Waters Edge Community Development District Drainage Inlet Review

[illegible]

Tab 4

Cardno now Stantec visited pond F1 on March 4th, 2022 to review resident reported erosion along the southern bank. Resident reported that erosion began during a significant rain event back in May 2017, and has slowly deteriorated since. Cardno now Stantec reviewed resident provided photos, historical photographic imagery, and other applicable background information prior to visiting the site. Upon arrival, we met with residents from 8447 and 8503 Creedmoor Lane. In addition to reviewing the reported areas along the southern bank, we reviewed the perimeter of the entire pond for additional locations needing repair. Our site visit documentation and recommended actions are listed below. We recommend remediation take place during late spring, early summer when wetter conditions allow for sod establishment.

Frank Nolte

District Engineer

Cardno Now Stantec

(727) 608-7766

Frank.Nolte@Cardno.com

Pond F Erosion Map

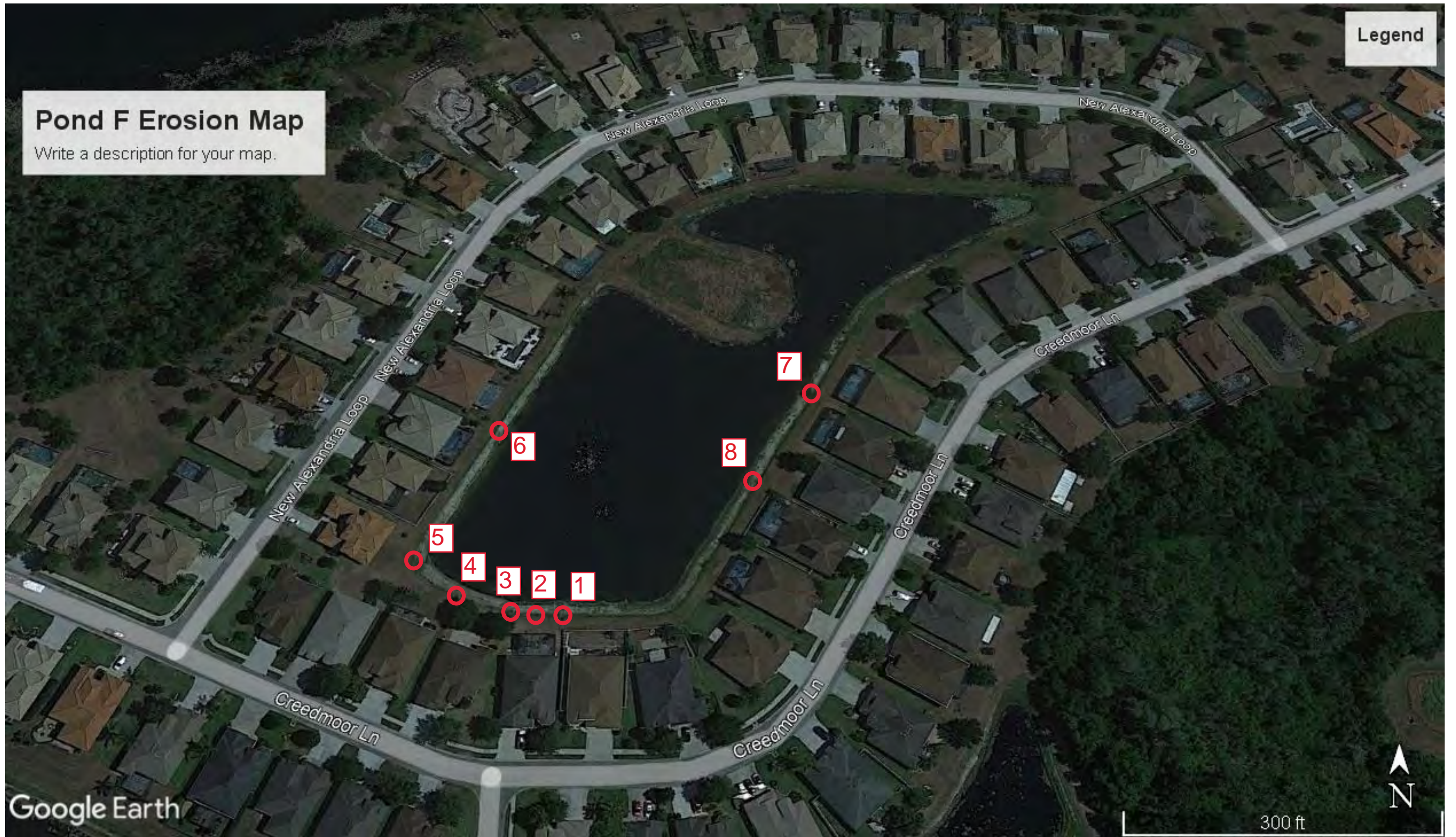
Write a description for your map.

Legend

Google Earth

300 ft

N





Contractor	Contact	Proposal Amount	Notes
Finn Outdoor	Robb Brown	\$11,850	Pond F1 Repairs
		\$1,650	Location #2 Only
		\$13,500	Total
Crosscreek Environmental	Derek Wagner	\$4,300	Pond F1 Repairs
		\$450	Location #2 Only
		\$4,750	Total
Site Masters	Tim Cooney	\$5,955	Pond F1 Repairs
		\$450	Location #2 Only
		\$6,405	Total

Finn Outdoor

509 Lewis Blvd SE
Saint Petersburg, FL 33705 US
(813)957-6075
robb@finnoutdoor.com



Estimate

ADDRESS

Waters Edge NPR

ESTIMATE # 1874**DATE 04/19/2022**

ACTIVITY	QTY	RATE	AMOUNT
Erosion/Pond Bank Restoration Pond F1 - Sections 1 and 3-8 (per Cardno/Stantec RFP) -- Reclaim eroded sediment; add soils as needed; add topsoil, polymer, coconut mesh, and sod to stabilize. All work to be properly compacted and graded. Pricing also includes cutting all installed corrugated piping flush to grade around the pond.	1	11,850.00	11,850.00
TOTAL			\$11,850.00

Accepted By

Accepted Date

Finn Outdoor

509 Lewis Blvd SE
Saint Petersburg, FL 33705 US
(813)957-6075
robb@finnoutdoor.com



Estimate

ADDRESS

Waters Edge NPR

ESTIMATE # 1873**DATE 04/19/2022**

ACTIVITY	QTY	RATE	AMOUNT
Erosion/Pond Bank Restoration Pond F1 - Section 2 (per Cardno/Stantec RFP) -- Reclaim eroded sediment; add soils as needed; add topsoil, polymer, coconut mesh, and sod to stabilize. All work to be properly compacted and graded.	1	1,650.00	1,650.00
TOTAL			\$1,650.00

Accepted By

Accepted Date

**Crosscreek Environmental Inc.**

111 61st Street East
Palmetto, FL 34221

Estimate

Date	Estimate #
4/13/2022	8799

Name / Address
Waters Edge CDD c/o 12750 Citrus Park Lane Suite 115 Tampa, FL 33625 Attn: Frank Nolte

Description	Qty	Rate	Total
Pond F1 (repairs to be made per inspection report detail from Stantec)			
Location #1	1	520.00	520.00
Location #3	1	500.00	500.00
Location #4	1	480.00	480.00
Location #5	1	750.00	750.00
Location #6	1	480.00	480.00
Location #7	1	630.00	630.00
Location #8	1	650.00	650.00
General Repairs	1	290.00	290.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
**It will be the Owners responsibility to keep sod watered once Contract Work has been completed.			
Please sign and return if accepted		Total	\$4,300.00

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Estimate

Date	Estimate #
4/19/2022	8826

Name / Address
Waters Edge CDD c/o 12750 Citrus Park Lane Suite 115 Tampa, FL 33625 Attn: Frank Nolte

Description	Qty	Rate	Total
Pond F1 (repairs to be made per inspection report detail from Stantec)			
Location #2	1	450.00	450.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
**It will be the Owners responsibility to keep sod watered once Contract Work has been completed.			
Please sign and return if accepted		Total	\$450.00

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Waters Edge CDD (Pasco)

Pond F Erosion Repairs

4/18/2022

**Remediate erosion at multiple locations on bank of Pond F,
between Creedmore Lane and New Alexandria Loop.**

Locations are identified in report from District Engineer , dated 3/24/22.

Repair at each location includes:

- fill eroded area with clayey soil**
- cover clay soil with coconut mesh**
- restore area with sod to match existing**

Location 1	\$1,080
Location 2	not included
Location 3	\$675
Location 4	\$600
Location 5	\$1,530
Location 6	\$480
Location 7	\$750
Location 8	\$540
Remove exposed corrugated pipes	\$300
TOTAL	\$5,955

Notes:

Salvage of eroded soil from pond is not included

Irrigation of new sod is not included

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Waters Edge CDD (Pasco)
Creedmore Pond F Erosion Repair

4/18/2022

Remediate erosion on pond bank behind 8503 Creedmore Lane

Identified as "Location 2" in report from District Engineer , dated 3/24/22.

Repair includes:

- fill eroded area with clayey soil
- cover clay soil with coconut mesh
- restore area with sod to match existing

Price below is based on this work being performed along with 7 other locations included in DE report, and covered under separate proposal.

TOTAL \$450

Notes:

Salvage of eroded soil from pond is not included

Irrigation of new sod is not included



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CLEARWATER
380 PARK PLACE BOULEVARD | SUITE 300 | CLEARWATER, FL, 33759
TEL: (727) 531.3505 FAX: (727) 431.1777
www.cardno.com | Certificate of Authorization No. 29915

planning
civil engineering
landscape architecture
environmental management

0 400' 800'



**RETAINING WALL LOCATIONS
WATERS EDGE CDD
NEW PORT RICHEY, FLORIDA**

Area 1

11235 Biddeford Place



11237 Ragsdale Court



11229 Ragsdale Court



11221 Ragsdale Court



11209 Ragsdale Court



Area 2

11143 Ragsdale Court



11139 Ragsdale Court



11133 Ragsdale Court



11125 Ragsdale Court



11107 Ragsdale Court



11101 Ragsdale Court



11051 Ragsdale Court



11045 Ragsdale Court



11041 Ragsdale Court



11037 Ragsdale Court



11038 Ragsdale Court



Area 3 - Clear area denoted in exhibit

Area 4 - Clear area denoted in exhibit

Area 11

9427 Fairhope Court



9431 Fairhope Court



Area 13- Clear area denoted in exhibit

Area 15

11915 Castine Street



Area 16 - Clear area denoted in exhibit

Tab 5



MONTHLY REPORT

APRIL 1, 2022



WATERSEdge

Inspection Date:

March 29, 2022

Prepared For:

Jayna Cooper

Prepared By:

Bert Tony Smith

General Manager

P: 813.802.8204

E: bsmith@sitexaquatics.com

SUMMARY:

Water levels are still very low but overall everything is at a maintenance level. Pond dye was introduced into some of the problem ponds this month and we are getting great control. Trash was removed as well and the fountain in the entrance is running well and looks amazing.

WATERSEEDGE CDD

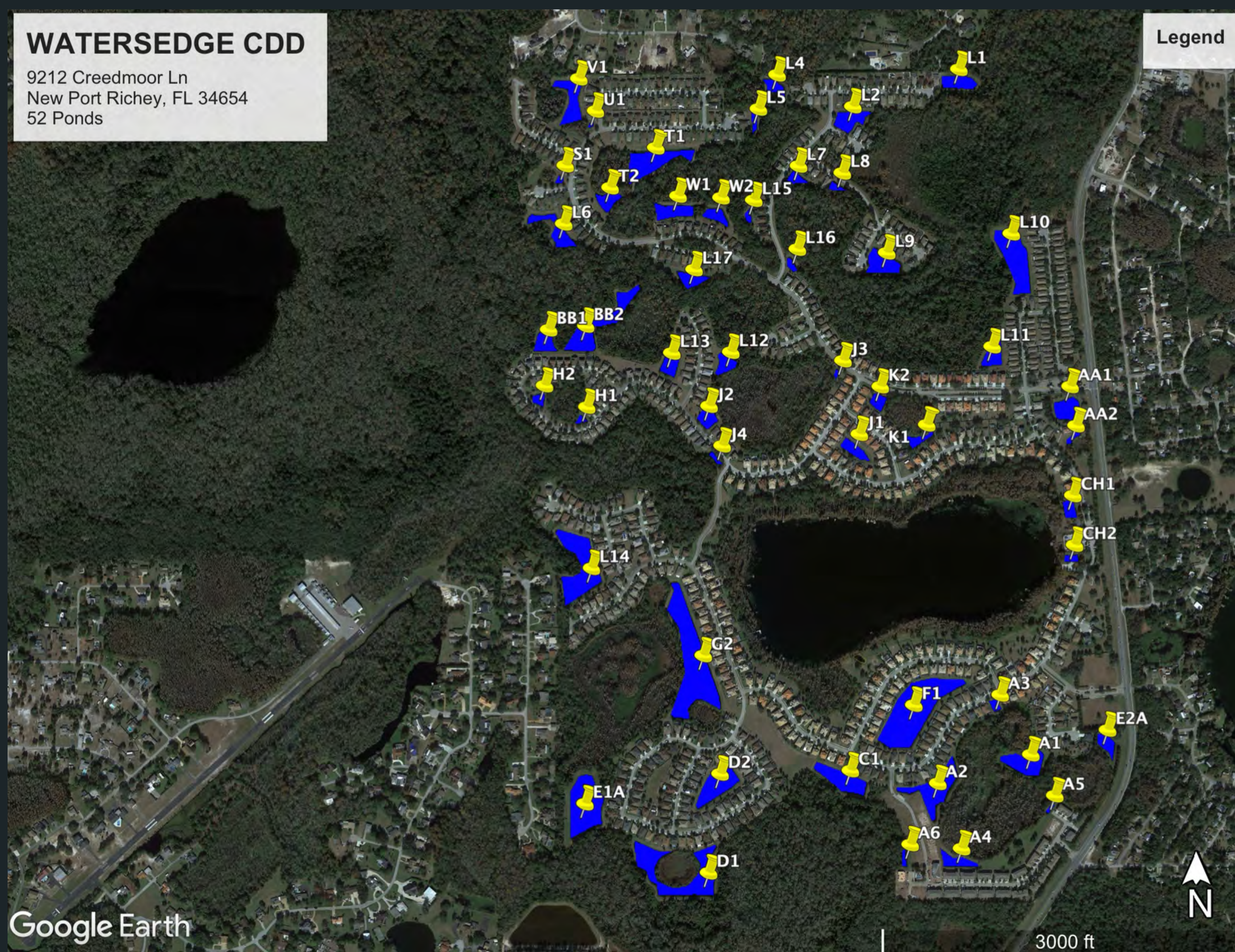
9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

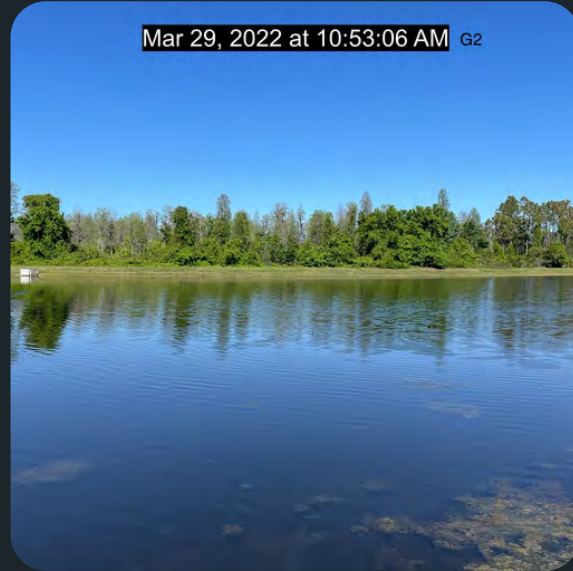
Legend

Google Earth



3000 ft





POND TREATMENTS

S1: Pond looks acceptable.

K2: Spike rush and shoreline vegetation has been treated.

CH2: Algae has been treated.

A3: Algae has been treated.

C1: Spike rush has been treated.

T1: Algae and spike rush has been treated.

L10: Algae and shoreline vegetation have been treated.

J2: Algae and shoreline vegetation have been treated.

L13: Pond looks acceptable.

G2: Algae and spike rush has been treated.

L6: Shoreline vegetation and algae has been treated.

J1: Shoreline vegetation has been treated.

H1: Spike rush has been treated.

POND TREATMENTS

J14: Algae has been treated.

A2: Algae and shoreline vegetation have been treated.

Tab 6

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	March 3, 2022
Client:	Water's Edge HOA
Attended by:	HOA/CDD – Mickey McCarthy, Michaela Ballou Manager- Rocco Iervasi Ameriscape- Armando Taylor PSA-Tom Picciano

This landscape inspection report and subsequent ones will serve as a both a benchmark of current landscape maintenance concerns and the progress toward corrective actions. It will also serve as a deficiency list of items that should be addressed under the current landscape maintenance agreement.

These items must be completed by March 21, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on March 22, 2022. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

The turf was neatly mowed at the correct height. Mower blades were sharp, leaving a precise cut. The line trimming, soft and hard edging were performed in accordance with the specifications. Turf growth rate is beginning to increase.

Basketball court- remove heavy leaf drop. *Completed 3/15*

2 TURF COLOR

There was a slight improvement in the turf color since the February inspection.

Belle Haven entry and exit- turf color was a mottled medium green. There was still some frost discoloration which will heal when the warmer weather arrives.

Slidell inbound and outbound- turf color was a mottled medium green. There was some frost discoloration which will heal when the warmer weather arrives.

Veteran's Park- turf color was a mottled pale green to a mottled medium green. There was some frost discoloration which will heal when the warmer weather arrives.

Clubhouse parking lot fence line- turf color was a mottled medium green. Patch disease is still affecting the color. There was some frost discoloration which will heal when the warmer weather arrives. *+mowed 3-8-22*

Clubhouse front left side and berm area- turf color remained a mottled light to mottled medium green. Patch and root rot disease is still affecting the color on the berm. There was some frost discoloration which will heal when the warmer weather arrives. *+mowed 3-8-22*

Clubhouse lawn along northern section of Moon Lake Road- turf color remained a mottled light to mottled medium green, but it was improving. There was some frost discoloration which will heal when the warmer weather arrives.

Moon Lake Road- turf color remained a mottled light to mottled medium green, but it was improving. There was some frost discoloration which will heal when the warmer weather arrives.

March

March



March

February



February



February



January



January



January



December



December

November



2 TURF DENSITY

Belle Haven gate- the density still ranged from poor to good on the entry side and fair to good on the exit side. The warmer weather is improving this density. Some of this poor density turf areas will need to be sodded.

Moon Lake Road- the density was fair.

Clubhouse front left side and berm area- the density was strong. The density of the left side berm still ranged from poor to fair.

The density of the clubhouse Bahia lawn along northern section of Moon Lake Road fence ranged from fair to good.

Clubhouse lawn along the edge of the parking along Moon Lake Road- the density was strong. Patch disease is still present. *turned 3/8/22*

Common areas- Bahia turf density ranged from fair to good, but will thicken once the warmer weather arrives and the turf comes out of dormancy.

Veteran's Park- Bahia turf density ranged from fair to good, but will thicken once the warmer weather arrives and the turf comes out of dormancy.

Slidell gate- the density remained fair but improving on the entry side and slightly better on the exit side.

2 TURF WEED CONTROL

IMPORTANT Be certain that pre-emergent herbicide is applied to all St. Augustine turf to help suppress grassy weeds.

Belle Haven exit sidewalk- spot treat broadleaf weeds inside of gate.

Completed 3/8

Belle Haven exit in front of gate- spot treat broadleaf weeds.

Completed 3/8

Clubhouse left side behind the pond- spot treat heavy broadleaf weed growth.

Completed 3/8

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

IMPORTANT Slidell- be certain to apply fungicide in the spring as a preventive for take all rot.

Spring fertilizer will be done the week of March 15th.

Completed

Clubhouse parking lot along fence- continue to treat patch disease. *Photo below.*

February



Due to slow growth the turf is being mowed as needed, but growth rate is increasing as weather warms. It is being cut at the proper height. Do not mow turf that is not actively growing. This will help to reduce soil compaction and turf stress. The St. Augustine turf color improved over the past month to a mottled medium green with a good density on most turf panels. The color and density of the Bahia also improved as it comes out of its dormant period. There were still indications of patch disease. The broadleaf weed count increased. There was still some frost damage to certain areas of St. Augustine turf, but that will heal once warmer temperatures arrive.

Per specifications: *As a condition of this agreement, the Contractor shall be responsible to alleviate any soil compaction on problematic areas up to a total area of 10,000 square feet. The soil shall be core aerated. This will be performed in the spring.*

3 SHRUB – TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Bridgeton playground-the newly installed roebellini palms are providing a strong curb appeal. *Photo below.*



Additional palm submitted
and approved

Belle Haven inbound - assess condition of large oak. It has a co-dominant lead, a large section of bark has fallen off. *Photos below.*



Pending
assessment

Belle Haven median odd side-Blue Daze suffered some frost damage. Most of them should recover. *Photo below.*



Entry to boat ramp driveway-remove dead holly. Ongoing

Clubhouse left side- remove dead azaleas. Completed 3/14

It is safe to prune away any frost damaged portions of plants.

Ongoing

Belle Haven at Creedmoor- firebush suffered some frost damage. These plants are now flushing out new growth.

Clubhouse front left- Washingtonia palm is dead and needs to be removed.

Clubhouse right side fence- 3 Washingtonia palms are dead. Clubhouse right side rear- another Washingtonia palm is dead. This is not a warranty issue. The newly installed one needs to be replaced. Washingtonian palm #2 may be in further decline. Monitor the health of palms 2 and 5.
WARRANTY WORK. *Photo below.*

November

February

March



3 BED WEED CONTROL

Bed and crack weeds were well managed.

Belle Haven guardhouse- remove vines from azaleas.

Completed 3/15

Left front corner of clubhouse- remove vines from schilling holly hedge.

ongoing

Boat ramp driveway- treat crack weeds. *Photo below.*

Completed 3/15



2 IRRIGATION MANAGEMENT

Slidell median 2- repair irrigation break. Clean up the soil in street. Photo below.

February

March

Completed 3-8-22



Boat ramp driveway- move irrigation head into lawn. Photo below.



Completed 3/15

Irrigation had run on Slidell.

Belle Haven median #11645- repair irrigation break.

Completed

Belle Haven median #11639- repair irrigation break.

Creedmoor field north of clubhouse parking lot-irrigation system was operating properly, but valve appeared to be stuck. Photo below.



Estimate approved for
repair on 3/17

Monthly irrigation wet check reports must submitted to management. This is a contractual requirement.

done

3 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having "holes" in it, and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

It is now safe to prune away any frost damaged portions of plants.

ongoing

Clubhouse left side- prune dead wood out of azaleas.

Completed 3/15

3 TREE PRUNING

Belle Haven median #11549- remove moss from maple trees.

Completed 3/15

Belle Haven inbound- remove water sprouts from crape myrtle at pedestrian gate. Photo below.



Completed 3/15

3 CLEANUP/RUBBISH REMOVAL

There was not a significant amount of vegetative debris or litter to be removed.

N/A APPEARANCE OF SEASONAL COLOR

New annuals will be installed in March. Beds are currently empty.

done

(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 28 of 33 –Passing score is 30 of 36 or 26 of 30 (with no irrigation or seasonal color.)

PASSED INSPECTION

Payment for MARCH services should be released after the receipt of the DONE REPORT.

FOR MANAGER None

PROPOSALS

Clubhouse playground-it appears there is a break in the corrugated drain pipe. There is a sunken area off soil next to the sidewalk. This is a hazard. *Photo below.*



Belle Haven lift station- tie into reclaimed line. *Follow up with Pocco*

Belle Haven entry along Moon Lake- submit a proposal to remove juniper that is infested with torpedo grass and replace with Bahia sod. *remove off report*

Slidell- install 6 cabbage palms and firebush on the entry side and 6 cabbage palms without firebush on the exit side. *remove off report*

Submit a proposal to spread a seed mix of winter rye, common Bermudagrass and Bahiagrass. Price should be based a per 1000/sf rate. State how many pounds of seed per 1000 s/f. Price should be based per 50lb bag. *remove off report*

Submit a proposal to seed compacted soil at basketball court. Area should be core aerated (within contract) and then seeded with a seed mix of millet or winter rye, common Bermudagrass and Bahia grass.

SUMMARY

ASI performed to contractual standards for this inspection. The turf is being properly mowed and trimmed as necessary due to its slow growth. There was an improvement in the turf color over the past month. The color was mostly a mottled medium green. The density was good on the majority of the St. Augustine turf panels and improving in the Bahiagrass as it comes out of its dormant period. The broadleaf weed count has increased. There were some indications of continuing patch disease. Most of the plants were healthy. It is too early to determine if they suffered any permanent damage from the lower temperatures. Most of the shrubs were neatly pruned and maintaining their shape. This month any necessary hard cutbacks shall be performed. Some lighter tree pruning, and moss removal was necessary. The bed and crack weed management was good. There were some irrigation issues that needed attention. New seasonal flowers will be planted in the empty beds this month.

ASI certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

Signature C. Lee Taylor

Print Name Almondo Taylor

Company ASI Landscape Management

Date 3/17/22

Tab 7

PSA --- HORTICULTURAL

Landscape Consulting & Contract Management
“Protecting Your Landscape Investment”

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	April 7, 2022
Client:	Water's Edge HOA
Attended by:	HOA/CDD –Teri Geney Manager- Rocco Iervasi Ameriscape- Armando Taylor PSA-Tom Picciano

This landscape inspection report and subsequent ones will serve as a both a benchmark of current landscape maintenance concerns and the progress toward corrective actions. It will also serve as a deficiency list of items that should be addressed under the current landscape maintenance agreement.

These items must be completed by April 25, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on April 26, 2022. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

All the turf varieties are actively growing. Grass is now being mowed every week as per the specifications. The grass was neatly mowed and edged.

General work order-all the planting beds need to be better defined for the growing season. *Photo below.*



Basketball court-remove remaining leaf drop.

3 TURF COLOR

There was an improvement in the turf color over the past month.

Bellehaven entry and exit- turf color was a lightly mottled medium green.

Slidell inbound and outbound- turf color remained a mottled medium green.

Veteran's Park- turf color was a lightly mottled medium green.

Clubhouse parking lot fence line- turf color was a lightly mottled medium green.

Clubhouse front left side and berm area- turf color ranged a mottled medium green to a consistent medium green.

Clubhouse lawn along northern section of Moon Lake Road- turf color was a mottled medium green.

Moon Lake Road- turf color was a mottled medium green.

April

April



April

March



March



March



February



February



February



February



January



January



2 TURF DENSITY

Belle Haven gate- the density ranged from fair to good on the entry side and exit side. Some of the poor density turf areas are scheduled for sod replacement.

Moon Lake Road- the density ranged from fair to good.

Clubhouse front left side and berm area- the front left side density was strong. The density of the left side berm still ranged from poor to fair. Some of the poor density turf areas are scheduled for sod replacement.

The density of the clubhouse Bahia lawn along northern section of Moon Lake Road fence still ranged from fair to good.

Clubhouse lawn along the edge of the parking along Moon Lake Road- the density was good except for areas killed off by disease. This area is scheduled for warranty sod replacement.

Common areas- Bahia turf density ranged from fair to good.

Veteran's Park- Bahia turf density was good.

Slidell gate- the density ranged from fair to good.

3 TURF WEED CONTROL

Bellehaven entry and sidewalk- spot treat broadleaf weeds inside and outside of gate.

Clubhouse left side behind the pond- spot treat broadleaf weed.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse parking lot- replace dead turf. WARRANTY WORK. Scheduled. *Photo below.*



Clubhouse left side pool- replace dead turf. WARRANTY WORK. Scheduled.

Bellehaven entry side- replace dead turf. WARRANTY WORK. Scheduled.

The turf is actively growing and was neatly mowed and trimmed at the correct height. Both the color and density have improved over the past month. The patch disease has subsided. The turf weeds are still present and should be spot treated before the temperatures get too hot. Be certain that pro-active insect controls are applied. In

addition, turf panels that have a tendency to get summertime diseases such as take-all rot should also be pro-actively treated with fungicide. Warranty turf replacement is scheduled for the coming weeks.

Per specifications: *As a condition of this agreement, the Contractor shall be responsible to alleviate any soil compaction on problematic areas up to a total area of 10,000 square feet. The soil shall be core aerated. This will be performed in the spring.*

3 SHRUB – TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

The newly installed firebush that suffered some frost damage are recovering. *Photo below.*



Warranty shrub replacement is scheduled for the coming weeks.

Moon Lake Road wall- cut back and treat Fakahatchee grass for spider mites.

Across parking lot from basketball court-palm tree has not flourished for past few years. It should be considered for removal and then sodded over. *Photo below*



Belle Haven inbound - assess condition of large oak. It may be insect infested, has a co-dominant lead, a large section of bark has fallen off. *Photos below.*

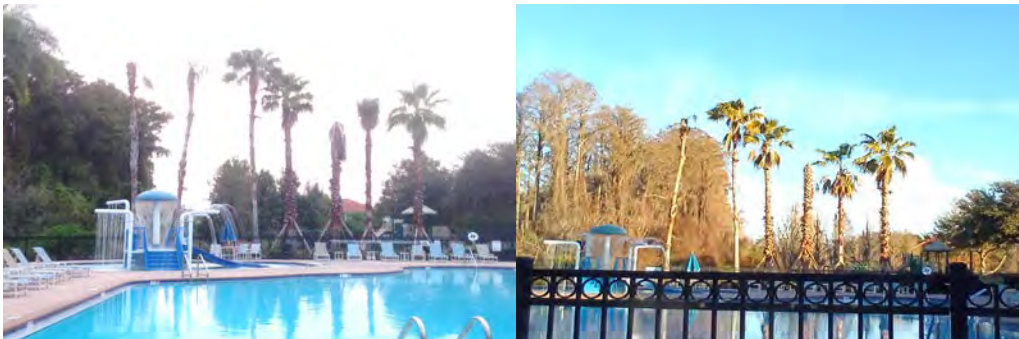


Clubhouse right side fence- 3 Washingtonia palms are dead. Clubhouse right side rear- another Washingtonia palm is dead. This is not a warranty issue. The newly installed one needs to be replaced. Washingtonian palm #2 may be in further decline. Monitor the health of palms 2 and 5. Palm 2 appears to be recovering.

WARRANTY WORK. *Photo below.*

November

February



March

April



3 BED WEED CONTROL

Bed and crack weeds were well managed.

Boat ramp driveway- treat crack weeds.

Bellehaven exit pedestrian gate- remove jasmine from juniper. *Photo below.*



Pond on right side of basketball court-remove bed weeds under cypress trees. *Photo below.*



3 IRRIGATION MANAGEMENT

Irrigation was operational along Slidell.

Irrigation was operational at clubhouse.

Bellehaven median 11639 and 11645- repair dripline breaks.

The landscape appears to be receiving sufficient irrigation.

Monthly irrigation wet check reports must be submitted to management. This is a contractual requirement.

3 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having “holes” in it, and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

Bellehaven island 11228- cut back palmettos along woodline

Bellehaven exit pedestrian gate- remove dead leaves from philodendron.

Bellehaven exit pedestrian gate berm- cut back firecracker bush. *Photo below.*



Bellehaven entry median- lower and level out the lorapetalum hedge. *Photo below.*



Bellehaven exit pedestrian gate on both sides of sidewalk- prune dead sections from juniper.

3 TREE PRUNING

Parking lot island by basketball court fire hydrant and across the lot-elevate oak trees over parking spaces.

3 CLEANUP/RUBBISH REMOVAL

There was not a significant amount of vegetative debris or litter to be removed.

Basketball court- consider putting a rock border by drain to prevent mulch from washing into drain. *Photo below.*



1 APPEARANCE OF SEASONAL COLOR

The geraniums were only providing a poor to fair curb appeal. They were spaced too far apart. They needed to be deadheaded and some were diseased. *Photo below.*

April

April



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 32 of 36 –Passing score is 30 of 36 or 26 of 30 (with no irrigation or seasonal color.)

PASSED INSPECTION

Payment for APRIL services should be released after the receipt of the DONE REPORT.

FOR MANAGER None

PROPOSALS

Clubhouse playground- it appears there is a break in the corrugated drain pipe. There is a sunken area off soil next to the sidewalk. This is a hazard.

Bellehaven lift station- tie into reclaimed line.

Bellehaven entry along Moon Lake- submit a proposal to remove juniper that is infested with torpedo grass and replace with Bahia sod.

Slidell- install 6 cabbage palms and firebush on the entry side and 6 cabbage palms without firebush on the exit side.

Submit a proposal to spread a seed mix of winter rye, common Bermudagrass and Bahiagrass. Price should be based a per 1000/sf rate. State how many pounds of seed per 1000 s/f. Price should be based per 50lb bag.

Submit a proposal to seed compacted soil at basketball court. Area should be core aerated (within contract) and then seeded with a seed mix of millet or winter rye, common Bermudagrass and Bahia grass.

SUMMARY

ASI performed to contractual standards for this inspection. The turf is actively growing and is now being mowed weekly as per the specifications. The color and density of the lawn improved over the past month and were appropriate for early spring. There were still broadleaf weeds present. They need to be controlled before the air temperature becomes too hot. There were no indications of turf insect or disease, but proactive control measures should be taken to prevent damage from both. Warranty sod and plant replacement are scheduled over the coming weeks. The majority of the shrubs were healthy. A few pruning issues for shrubs and trees needed to be taken care of. The bed and crack weed control was good. The landscape appears to be receiving sufficient irrigation. No major issues were noted, just some minor repairs. The newly installed flower display was providing a poor to fair curb appeal.

ASI certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

Signature_____

Print Name _____

Company_____

Date_____

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** May 26, 2022 at 3:30 p.m.
- **Next Election (Seats 1-George Anastasopoulos & 5-Tim Haslett):** November 8, 2022

District Manager's Report

April 28

2022

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FINANCIAL SUMMARY

03/31/2022

General Fund Cash &
Investment Balance: \$391,608

Reserve Fund Cash &
Investment Balance: \$369,190

Debt Service Fund Investment
Balance: \$1,142,440

**Total Cash and Investment
Balances: \$1,903,238**

General Fund Expense Variance: \$7,764 **Under
Budget**



Rizzetta & Company

Mulch Installation: Mulch along the bike path was installed by EZMulch on April 19.

Proposed Budget Revisions: District Management revised the FY 22-23 proposed budget to reflect all revisions requested by the Board during the budget workshop.

Invoice Re-class: Per Board request at the budget workshop, District Management is working with accounting to re-class pump maintenance and several landscape invoices for budget tracking purposes.

5-Year Assessment Chart: Financial Services created a 5-year chart of O&M assessments to include with the mailed notice letter.

Election Information: Candidate qualifying is noon, Monday, June 13, 2022-Noon, Friday, June 17, 2022. NO paperwork is accepted after this time. Special District Candidate Information is included on the next page.

- ✓ For more information, visit www.PascoVotes.gov
- ✓ For questions, contact the Supervisor of Elections Office at 800-851-8754 or talligood@pascovotes.gov



Rizzetta & Company

Waters Edge Community Development District

**Financial Statements
(Unaudited)**

March 31, 2022

Prepared by: Rizzetta & Company, Inc.

**watersedgecdd.org
rizzetta.com**

Waters Edge Community Development District

Balance Sheet

As of 3/31/2022

(In Whole Numbers)

	General Fund	Reclaim Water Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	141,964	0	0	0	141,964	0	0
Reclaimed Water Account	0	76,081	0	0	76,081	0	0
Investments	249,644	0	0	1,142,440	1,392,084	0	0
Investments - Reserve	0	0	369,190	0	369,190	0	0
Accounts Receivable	16,411	0	0	27,216	43,628	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	3,965	0	0	0	3,965	0	0
Due From Other Funds	20,979	0	0	0	20,979	0	0
Amount Available in Debt Service	0	0	0	0	0	0	1,169,657
Amount To Be Provided Debt Service	0	0	0	0	0	0	7,285,343
Fixed Assets	0	0	0	0	0	6,633,196	0
Total Assets	432,963	76,081	369,190	1,169,657	2,047,891	6,633,196	8,455,000
Liabilities							
Accounts Payable	8,868	0	0	0	8,868	0	0
Accrued Expenses Payable	7,692	5,700	0	0	13,392	0	0
Due To Other Funds	0	8,749	12,230	0	20,979	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	8,455,000
Total Liabilities	16,560	14,449	12,230	0	43,239	0	8,455,000
Fund Equity & Other Credits							
Beginning Fund Balance	212,691	32,579	350,889	589,764	1,185,923	6,633,196	0
Net Change in Fund Balance	203,713	29,053	6,071	579,893	818,729	0	0
Total Fund Equity & Other Credits	416,404	61,632	356,960	1,169,657	2,004,652	6,633,196	0
Total Liabilities & Fund Equity	432,963	76,081	369,190	1,169,657	2,047,891	6,633,196	8,455,000

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	20	20	0.00%
Special Assessments					
Tax Roll	369,700	369,700	371,062	1,362	(0.36)%
Other Miscellaneous Revenues					
Pump Station	0	0	18,365	18,365	0.00%
Total Revenues	369,700	369,700	389,447	19,747	(5.34)%
Expenditures					
Legislative					
Supervisor Fees	12,000	6,000	5,800	200	51.66%
Financial & Administrative					
Administrative Services	4,865	2,433	2,481	(48)	49.00%
District Management	23,500	11,750	11,985	(235)	49.00%
District Engineer	8,000	4,000	7,712	(3,712)	3.60%
Disclosure Report	2,000	0	0	0	100.00%
Trustees Fees	3,775	1,888	1,986	(98)	47.40%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial & Revenue Collections	5,400	2,700	2,754	(54)	49.00%
Assessment Roll	5,400	5,400	5,508	(108)	(2.00)%
Accounting Services	12,975	6,488	6,618	(130)	48.99%
Auditing Services	3,400	3,400	3,129	271	7.97%
Arbitrage Rebate Calculation	450	0	0	0	100.00%
Public Officials Liability Insurance	2,960	2,960	2,826	134	4.52%
Legal Advertising	500	250	217	33	56.64%
Miscellaneous Mailings	1,500	750	0	750	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	5,000	2,500	2,588	(87)	48.25%
Legal Counsel					
District Counsel	10,000	5,000	7,550	(2,550)	24.50%
Electric Utility Services					
Utility Services	36,000	18,000	4,809	13,191	86.64%
Stormwater Control					
Fountain Service Repair & Maintenance	3,500	1,750	600	1,150	82.85%
Lake/Pond Bank Maintenance	7,500	3,750	0	3,750	100.00%

Waters Edge Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Maintenance	26,220	13,110	13,110	0	50.00%
Mitigation Area Monitoring & Maintenance	500	250	0	250	100.00%
Aquatic Plant Replacement	5,000	2,500	0	2,500	100.00%
Stormwater System Maintenance	7,500	3,750	2,870	880	61.73%
Other Physical Environment					
Property Insurance	5,000	5,000	3,616	1,384	27.68%
General Liability Insurance	2,960	2,960	2,826	134	4.52%
Entry & Walls Maintenance	2,500	1,250	2,870	(1,620)	(14.80)%
Landscape Maintenance	95,266	47,633	54,243	(6,610)	43.06%
Irrigation System Monitoring & Maintenance	20,000	10,000	821	9,179	95.89%
Well Maintenance	5,000	2,500	0	2,500	100.00%
Landscape - Mulch	7,000	3,500	2,510	990	64.14%
Water Use Permit	0	0	5,500	(5,500)	0.00%
Landscape Replacement Plants, Shrubs, Trees	10,000	5,000	3,480	1,520	65.20%
Reclaimed Pump Maintenance & Repairs	13,704	6,852	24,609	(17,757)	(79.57)%
Contingency					
Miscellaneous Contingency	20,000	10,000	2,544	7,456	87.28%
Total Expenditures	369,700	193,498	185,734	7,764	49.76%
Excess Of Revenues Over (Under) Expenditures	0	176,202	203,713	27,510	0.00%
Exc. Of Rev/Other Sources Over/(Under) Expend./Other Uses	0	176,202	203,713	27,510	0.00%
Fund Balance, Beginning of Period	0	0	212,691	212,691	0.00%
Fund Balance, End of Period	0	176,202	416,404	240,202	0.00%

Waters Edge Community Development District

Statement of Revenues and Expenditures

101 - Reclaim Water Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0.00%
Special Assessments				
Tax Roll	49,774	49,774	0	0.00%
Total Revenues	<u>49,774</u>	<u>49,776</u>	<u>2</u>	<u>0.00%</u>
Expenditures				
Water-Sewer Combination Services				
Utility - Reclaimed	49,774	20,724	29,050	58.36%
Total Expenditures	<u>49,774</u>	<u>20,724</u>	<u>29,050</u>	<u>58.36%</u>
Excess Of Revenues Over (Under)	0	29,053	29,053	0.00%
Expenditures				
Exc. Of Rev/Other Sources	0	29,053	29,053	0.00%
Over/(Under) Expend./Other Uses				
Fund Balance, Beginning of Period	0	32,579	32,579	0.00%
Fund Balance, End of Period	<u>0</u>	<u>61,632</u>	<u>61,632</u>	<u>0.00%</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	18	18	0.00%
Special Assessments				
Tax Roll	18,283	18,283	0	0.00%
Total Revenues	<u>18,283</u>	<u>18,301</u>	<u>18</u>	<u>0.10%</u>
Expenditures				
Contingency				
Capital Reserve	18,283	12,230	6,053	33.10%
Total Expenditures	<u>18,283</u>	<u>12,230</u>	<u>6,053</u>	<u>33.11%</u>
Excess Of Revenues Over (Under) Expenditures	0	6,071	6,071	0.00%
Exc. Of Rev/Other Sources Over/(Under) Expend./Other Uses	0	6,071	6,071	0.00%
Fund Balance, Beginning of Period	0	350,889	350,889	0.00%
Fund Balance, End of Period	<u>0</u>	<u>356,960</u>	<u>356,960</u>	<u>0.00%</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	17	17	0.00%
Special Assessments				
Tax Roll	757,933	760,292	2,359	0.31%
Total Revenues	<u>757,933</u>	<u>760,309</u>	<u>2,376</u>	<u>0.31%</u>
Expenditures				
Debt Service				
Interest	327,933	165,416	162,517	49.55%
Principal	430,000	15,000	415,000	96.51%
Total Expenditures	<u>757,933</u>	<u>180,416</u>	<u>577,517</u>	<u>76.20%</u>
Excess Of Revenues Over (Under) Expenditures	<u>0</u>	<u>579,893</u>	<u>579,893</u>	<u>0.00%</u>
Exc. Of Rev/Other Sources Over/(Under) Expend./Other Uses	<u>0</u>	<u>579,893</u>	<u>579,893</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	589,764	589,764	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,169,657</u></u>	<u><u>1,169,657</u></u>	<u><u>0.00%</u></u>

**Waters Edge CDD
Investment Summary
March 31, 2022**

<u>Account</u>	<u>Investment</u>	<u>Balance as of March 31, 2022</u>
The Bank of Tampa	Money Market	\$ 249,644
Total General Fund Investments		\$ 249,644
The Bank of Tampa ICS Capital Reserve		
BOKF, National Association	Money Market	\$ 2
Dime Community Bank	Money Market	248,351
Western Alliance Bank	Money Market	120,837
Total Reserve Fund Investments		\$ 369,190
US Bank Series 2015 Reserve A-1	US Bank Money Market 5	\$ 360,027
US Bank Series 2015 Reserve A-2	US Bank Money Market 5	18,108
US Bank Series 2015 Revenue	US Bank Money Market 5	759,124
US Bank Series 2015 Excess Revenue	US Bank Money Market 5	5,181
Total Debt Service Fund Investments		\$ 1,142,440

Waters Edge Community Development District

Summary A/R Ledger

001 - General Fund

From 3/1/2022 Through 3/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	15,719.28
12/31/2021	Waters Edge Master HOA	OMR1221-2	692.00
		Total 001 - General Fund	16,411.28

Waters Edge Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 3/1/2022 Through 3/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	27,216.40
		Total 200 - Debt Service Fund	27,216.40
Report Balance			43,627.68

Waters Edge Community Development District

Aged Payables by Invoice Date

Aging Date - 3/1/2022

001 - General Fund

From 3/1/2022 Through 3/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Royce Bravo Security and Access Control, LLC	3/7/2022	36159030722	Fence Installation 03/22	2,049.00
Straley Robin Vericker	3/23/2022	21275	General Legal Services 03/22	1,855.00
Times Publishing Company	3/23/2022	0000215399 03/23/22	Account # 113848 Legal Advertising 03/22	90.40
Timothy M Haslett	3/24/2022	TH032422	Board of Supervisor Meeting 03/24/22	200.00
George Anastasopoulos	3/24/2022	GA032422	Board of Supervisor Meeting 03/24/22	200.00
Jason Peterson	3/24/2022	JP032422	Board of Supervisor Meeting 03/24/22	200.00
Michaela A. Ballou	3/24/2022	MB032422	Board of Supervisor Meeting 03/24/22	200.00
Teri Lynn Geney	3/24/2022	TG032422	Board of Supervisor Meeting 03/24/22	200.00
Cardno, Inc.	3/25/2022	531613	Engineering Services 03/22	2,155.00
Withlacoochee River Electric Cooperative, Inc.	3/25/2022	2189378 03/22	11909 Slidell St. - Pump 03/22	68.79
Withlacoochee River Electric Cooperative, Inc.	3/25/2022	2189381 03/22	11406 Belle Haven Dr. - Well 03/22	35.04
Withlacoochee River Electric Cooperative, Inc.	3/25/2022	2189382 03/22	11406 Biddeford Place - Well 03/22	35.04
Withlacoochee River Electric Cooperative, Inc.	3/25/2022	2189383 03/22	9101 Creedmoor Ln - Pump 03/22	35.04
Withlacoochee River Electric Cooperative, Inc.	3/25/2022	2189384 03/22	9136 Creedmore Ln - Well 03/22	1,402.22
GHS Environmental	3/29/2022	2022-214	Monthly Meter Reading - Pump Station 03/22	142.00
Total 001 - General Fund				8,867.53
Report Total				8,867.53

**Waters Edge Community Development District
Notes to Unaudited Financial Statements
March 31, 2022**

Balance Sheet

1. Trust statement activity has been recorded through 03/31/2022.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 9



Rizzetta & Company

Waters Edge Community Development District

watersedgecdd.org

Proposed Budget for Fiscal Year 2022/2023

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Rizzetta & Company

Proposed Budget
Waters Edge Community Development District
General Fund
Fiscal Year 2022/2023

1

	Chart of Accounts Classification	Actual YTD through 02/28/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022
1							
2	REVENUES						
3							
4	Interest Earnings						
5	Interest Earnings	\$ 13	\$ 31	\$ -	\$ 31	\$ -	\$ -
6	Special Assessments						
7	Tax Roll*	\$ 371,062	\$ 371,062	\$ 369,700	\$ 1,362	\$ 370,594	\$ 894
8	Pump Station Revenue	\$ 18,365					
9	TOTAL REVENUES	\$ 389,955	\$ 371,093	\$ 369,700	\$ 1,393	\$ 370,594	\$ 894
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12							
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 389,955	\$ 371,093	\$ 369,700	\$ 1,393	\$ 370,594	\$ 894
14							
15							
16							
17	EXPENDITURES - ADMINISTRATIVE						
18							
19	Legislative						
20	Supervisor Fees	\$ 4,800	\$ 11,520	\$ 12,000	\$ 480	\$ 13,000	\$ 1,000
21	Financial & Administrative		\$ -				
22	Administrative Services	\$ 2,068	\$ 4,963	\$ 4,865	\$ (98)	\$ 5,161	\$ 296
23	District Management	\$ 9,988	\$ 23,971	\$ 23,500	\$ (471)	\$ 24,929	\$ 1,429
24	District Engineer	\$ 6,557	\$ 20,737	\$ 8,000	\$ (12,737)	\$ 9,000	\$ 1,000
25	Disclosure Report	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
26	Trustees Fees	\$ 1,986	\$ 1,986	\$ 3,775	\$ 1,789	\$ 3,775	\$ -
27	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -
28	Financial & Revenue Collections	\$ 2,295	\$ 5,400	\$ 5,400	\$ -	\$ 5,728	\$ 328
29	Assessment Roll	\$ 5,508	\$ 5,508	\$ 5,400	\$ (108)	\$ 5,728	\$ 328
30	Accounting Services	\$ 5,515	\$ 12,975	\$ 12,975	\$ -	\$ 13,764	\$ 789
31	Auditing Services	\$ 3,129	\$ 3,129	\$ 3,400	\$ 271	\$ 3,100	\$ (300)
32	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 450	\$ 450	\$ 450	\$ -
33	Public Officials Liability Insurance	\$ 2,826	\$ 2,826	\$ 2,960	\$ 134	\$ 3,391	\$ 431
34	Legal Advertising	\$ 126	\$ 299	\$ 500	\$ 201	\$ 500	\$ -
35	Miscellaneous Mailings	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 3,000	\$ 1,500
36	Dues Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
37	Website Hosting, Maintenance, Backup (and Email)	\$ 2,413	\$ 3,041	\$ 5,000	\$ 1,959	\$ 4,000	\$ (1,000)
38	Legal Counsel						
39	District Counsel	\$ 5,695	\$ 13,668	\$ 10,000	\$ (3,668)	\$ 12,500	\$ 2,500
40							
41	Administrative Subtotal	\$ 53,081	\$ 110,199	\$ 102,050	\$ (8,149)	\$ 110,351	\$ 8,301
42							
43	EXPENDITURES - FIELD OPERATIONS						
44							
45	Electric Utility Services						
46	Utility - Reclaimed Water	\$ 3,233	\$ 7,759	\$ 36,000	\$ 28,241	\$ 25,000	\$ (11,000)
47	Stormwater Control						
48	Fountain Service Repairs & Maintenance	\$ 600	\$ 1,440	\$ 3,500	\$ 2,060	\$ 3,500	\$ -
49	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 8,000	\$ 500
50	Aquatic Maintenance	\$ 10,925	\$ 26,220	\$ 26,220	\$ -	\$ 26,220	\$ -
51	Mitigation Area Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
52	Aquatic Plant Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 2,500	\$ (2,500)
53	Stormwater System Maintenance	\$ 2,870	\$ 6,888	\$ 7,500	\$ 612	\$ 7,500	\$ -
54	Other Physical Environment						
55	Property Insurance	\$ 4,131	\$ 4,131	\$ 5,000	\$ 869	\$ 4,132	\$ (868)
56	General Liability Insurance	\$ 2,826	\$ 2,563	\$ 2,960	\$ 397	\$ 3,391	\$ 431
57	Entry & Walls Maintenance	\$ 2,870	\$ 6,888	\$ 2,500	\$ (4,388)	\$ 3,000	\$ 500
58	Landscape Maintenance Contract	\$ 46,566	\$ 111,758	\$ 95,266	\$ (16,492)	\$ 100,000	\$ 4,734
59	Misc. & Other Landscape					\$ 5,000	\$ 5,000
60	Irrigation System Monitoring & Maintenance Contract	\$ 679	\$ 1,630	\$ 20,000	\$ 18,370	\$ 12,000	\$ (8,000)
61	Irrigation System Supplies & Repairs					\$ 7,500	\$ 7,500
62	Well Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
63	Landscape - Mulch	\$ 2,510	\$ 6,024	\$ 7,000	\$ 976	\$ 12,000	\$ 5,000
64	Landscape Replacement Plants, Shrubs, Trees	\$ 1,527	\$ 3,665	\$ 10,000	\$ 6,335	\$ 10,000	\$ -
65	Reclaimed pump Maintenance and Repairs	\$ 23,917	\$ 57,401	\$ 13,704	\$ -	\$ 5,000	\$ (8,704)
66							
67	Contingency						
68	Miscellaneous Contingency	\$ 495	\$ 1,188	\$ 20,000	\$ 18,812	\$ 20,000	\$ -
69							
70	Field Operations Subtotal	\$ 108,649	\$ 243,055	\$ 267,650	\$ 73,792	\$ 260,243	\$ (7,407)
71							
74	TOTAL EXPENDITURES	\$ 161,730	\$ 353,254	\$ 369,700	\$ 65,643	\$ 370,594	\$ 894
75							
76	EXCESS OF REVENUES OVER EXPENDITURES	\$ 228,224	\$ 17,840	\$ -	\$ 67,036	\$ (0)	\$ (0)

**Proposed Budget
Waters Edge Community Development District
Reclaimed Water Fund
Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 02/28/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023
1						
2	REVENUES					
3	Interest Earnings					
4	Interest Earnings	\$ 2	\$ 2	\$ -	\$ 2	\$ -
5	Special Assessments					
6	Tax Roll*	\$ 49,774	\$ 49,774	\$ 49,774	\$ -	\$ 49,774
7						
8	TOTAL REVENUES	\$ 49,776	\$ 49,776	\$ 49,774	\$ -	\$ 49,774
9						
#	TOTAL REVENUES AND BALANCE	\$ 49,776	\$ 49,776	\$ 49,774	\$ -	\$ 49,774
#						
#						
#						
#	EXPENDITURES					
#						
#	Water-Sewer Combination Services					
#	Utility - Reclaimed Water	\$ 11,309	\$ 49,776	\$ 49,774	\$ (2)	\$ 49,774
#						
#	TOTAL EXPENDITURES	\$ 11,309	\$ 49,776	\$ 49,774	\$ (2)	\$ 49,774
#						
#	EXCESS OF REVENUES OVER	\$ 38,467	\$ -	\$ -	\$ (2)	\$ -
#						

GOOD

\$ 49,774

Proposed Budget
Waters Edge Community Development District
Reserve Fund
Fiscal Year 2022/2023

Chart of Accounts Classification	Budget for 2022/2023
REVENUES	
Interest Earnings	
Interest Earnings	\$ -
Special Assessments	
Tax Roll*	\$ 59,095
TOTAL REVENUES	\$ 59,095
TOTAL REVENUES AND BALANCE	\$ 59,095
EXPENDITURES	
Contingency	
Capital Reserves	\$ 59,095
TOTAL EXPENDITURES	\$ 59,095
EXCESS OF REVENUES OVER	\$ -
	\$ 59,095

Budget Template
Waters Edge Community Development District
Debt Service
Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2015	Budget for 2022/2023
REVENUES		
Special Assessments		
Net Special Assessments	\$ 757,932.94	\$ 757,932.94
TOTAL REVENUES	\$ 757,932.94	\$ 757,932.94
EXPENDITURES		
Administrative		
Financial & Administrative		
		\$ -
Debt Service Obligation	\$ 757,932.94	\$ 757,932.94
Administrative Subtotal	\$ 757,932.94	\$ 757,932.94
TOTAL EXPENDITURES	\$ 757,932.94	\$ 757,932.94
EXCESS OF REVENUES OVER EXPENDITURES	0	0

Pasco County Collection Costs (2%) and Early Payment Discounts (4%) 6.0%

Gross assessments \$ **805,626.00**

Waters Edge Community Development District

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$479,463.20
Pasco County Collection Cost:	2%	\$9,142.32
Early Payment Discount:	4%	\$18,284.65
2022/2023 Total:		<u>\$510,067.23</u>

2021/2022 O&M Budget	\$437,757.00
2022/2023 O&M Budget	\$479,463.20

Total Difference:	<u>\$41,706.20</u>
-------------------	--------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Debt Service - Townhome	\$269.00	\$269.00	\$0.00	0.00%
Operations/Maintenance - Townhome	\$386.11	\$427.61	\$41.50	10.75%
Total	\$655.11	\$696.61	\$41.50	6.33%
Debt Service - SF 50/55	\$672.00	\$672.00	\$0.00	0.00%
Operations/Maintenance - SF 50/55	\$386.11	\$427.61	\$41.50	10.75%
Irrigation - SF 50/55	\$60.24	\$60.24	\$0.00	0.00%
Total	\$1,118.35	\$1,159.85	\$41.50	3.71%
Debt Service - SF 60	\$807.00	\$807.00	\$0.00	0.00%
Operations/Maintenance - SF 60	\$386.11	\$427.61	\$41.50	10.75%
Irrigation - SF 60	\$60.24	\$60.24	\$0.00	0.00%
Total	\$1,253.35	\$1,294.85	\$41.50	3.31%
Debt Service - SF 65	\$874.00	\$874.00	\$0.00	0.00%
Operations/Maintenance - SF 65	\$386.11	\$427.61	\$41.50	10.75%
Irrigation - SF 65	\$60.24	\$60.24	\$0.00	0.00%
Total	\$1,320.35	\$1,361.85	\$41.50	3.14%
Debt Service - SF 70	\$941.00	\$941.00	\$0.00	0.00%
Operations/Maintenance - SF 70	\$386.11	\$427.61	\$41.50	10.75%
Irrigation - SF 70	\$60.24	\$60.24	\$0.00	0.00%
Total	\$1,387.35	\$1,428.85	\$41.50	2.99%
Debt Service - SF 80	\$1,076.00	\$1,076.00	\$0.00	0.00%
Operations/Maintenance - SF 80	\$386.11	\$427.61	\$41.50	10.75%
Irrigation - SF 80	\$60.24	\$60.24	\$0.00	0.00%
Total	\$1,522.35	\$1,563.85	\$41.50	2.73%

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$429,689.20	IRRIGATION BUDGET		\$49,774.00
COUNTY COLLECTION COSTS @	2%	\$9,142.32	COUNTY COLLECTION COSTS @	2%	\$1,059.02
EARLY PAYMENT DISCOUNT @	4%	\$18,284.65	EARLY PAYMENT DISCOUNT @	4%	\$2,118.04
TOTAL O&M ASSESSMENT		<u>\$457,116.17</u>	TOTAL IRRIGATION ASSESSMENT		<u>\$52,951.06</u>

<u>UNITS ASSESSED ⁽¹⁾</u>				<u>ALLOCATION OF O&M ASSESSMENT</u>			<u>ALLOCATION OF IRRIGATION ASSESSMENT</u>			<u>PER LOT ANNUAL ASSESSMENT SERIES 2015</u>			
<u>LOT SIZE</u>	<u>SERIES 2015 DEBT</u>		<u>EAU FACTOR</u>	<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>	<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>	<u>O&M</u>	<u>IRRIGATION</u>	<u>DEBT SERVICE ⁽³⁾</u>	<u>TOTAL ⁽⁴⁾</u>
	<u>O&M</u>	<u>SERVICE ⁽²⁾</u>		<u>EAU's</u>	<u>EAU's</u>	<u>O&M BUDGET</u>	<u>EAU's</u>	<u>EAU's</u>	<u>O&M BUDGET</u>				
TOWNHOME	190	190	0.40	190.00	17.77%	\$81,246.09	0.00	0.00%	\$0.00	\$427.61	\$0.00	\$269.00	\$696.61
SINGLE FAMILY 50/55	88	88	1.00	88.00	8.23%	\$37,629.77	88.00	10.01%	\$5,301.13	\$427.61	\$60.24	\$672.00	\$1,159.85
SINGLE FAMILY 60	346	345	1.20	346.00	32.37%	\$147,953.41	346.00	39.36%	\$20,843.08	\$427.61	\$60.24	\$807.00	\$1,294.85
SINGLE FAMILY 65	212	212	1.30	212.00	19.83%	\$90,653.53	212.00	24.12%	\$12,770.91	\$427.61	\$60.24	\$874.00	\$1,361.85
SINGLE FAMILY 70	133	133	1.40	133.00	12.44%	\$56,872.26	133.00	15.13%	\$8,011.94	\$427.61	\$60.24	\$941.00	\$1,428.85
SINGLE FAMILY 80	100	99	1.60	100.00	9.35%	\$42,761.10	100.00	11.38%	\$6,024.01	\$427.61	\$60.24	\$1,076.00	\$1,563.85
	<u>1069</u>	<u>1067</u>		<u>1069.00</u>	<u>100.00%</u>	<u>\$457,116.17</u>	<u>879.00</u>	<u>100.00%</u>	<u>\$52,951.06</u>				
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%)						<u>(\$27,426.97)</u>				<u>(\$3,177.06)</u>			
Net Revenue to be Collected						<u>\$429,689.20</u>				<u>\$49,774.00</u>			

⁽¹⁾ Reflects 2 (two) prepayments (previous bond - Series 2005A)

⁽²⁾ Reflects the number of total lots with Series 2015 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽⁴⁾ Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early)

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.



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Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.



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EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.



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DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Tab 10

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Waters Edge Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 28, 2022

HOUR: 5:00 p.m.

LOCATION: Waters Edge Clubhouse
9019 Creedmoor Lane
New Port Richey, Florida 34654

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON APRIL 28, 2022.

Attest:

**Waters Edge Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

Tab 11

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Waters Edge Community Development District was held on **Thursday, March 24, 2022, at 3:32 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

Teri Geney	Board Supervisor, Chairman <i>(via conference call)</i>
George Anastasopoulos	Board Supervisor, Vice Chairman
Timothy Haslett	Board Supervisor, Assistant Secretary
Michaela Ballou	Board Supervisor, Assistant Secretary
Jason Peterson	Board Supervisor, Assistant Secretary

Also present were:

Jayna Cooper	District Manager, Rizzetta & Company
Matthew Huber	Regional District Manager, Rizzetta & Company <i>(via conference call)</i>
John Vericker	District Counsel, Straley, Robin & Vericker <i>(via conference call)</i>
Greg Woodcock	District Engineer, Cardno <i>(via conference call)</i>
Tony Smith	Sitex Aquatics
Audience	Not Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Cooper called the meeting to order at 5:00 p.m., confirmed there was a quorum, and noted there were no audience members present.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience members present.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

The Board reviewed the draft of the CDD's responsibility limits on the stormwater system. There were no questions.

On a motion by Mr. Haslett, seconded by Mr. Peterson, with all in favor, the Board of Supervisors accepted the CDD responsibility limits on the stormwater system report for the Water's Edge Community Development District.

Mr. Woodcock reviewed the pond F1 erosion report. Mr. Nolte will provide two proposals for consideration at the next CDD meeting to address the erosion. One proposal will be for the erosion caused by storm damage and the other will be for the erosion caused by a resident's irrigation break.

B. Aquatics Manager

Mr. Smith presented the monthly aquatics report. There were no questions.

C. PSA Landscape Inspection Report

The Board reviewed the February done PSA report, March PSA report, and ASI irrigation report.

D. District Counsel

Mr. Vericker reviewed Resolution 2022-01; Calling for a General Election. The two seats up for election on November 8, 2022 are Seat 1, currently held by George Anastasopoulos, and seat 5, currently held by Tim Haslett.

On a motion by Ms. Ballou, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved Resolution 2022-01; Calling for A General Election, for the Water's Edge Community Development District.

The Board reviewed the revised Common Area Policy. There were no questions.

On a motion by Mr. Anastasopoulos, seconded by Mr. Peterson, with all in favor, the Board of Supervisors ratified the revised Common Area Policy for the Water's Edge Community Development District.

E. District Manager

Ms. Cooper presented the monthly District Manager report and February 2022 financials to the Board. Ms. Cooper reminded the Board of the budget workshop meeting to be held on April 5, 2022, at 2:00 p.m. and of

the next regularly scheduled meeting to be held on March 24, 2022, at 3:30 p.m.

Ms. Cooper announced that the upcoming election will be held on November 8, 2022. At that time, Seat 1, currently held by George Anastasopoulos, and Seat 5, currently held by Tim Haslett will be up for election. Candidate qualifying is noon, Monday, June 13, 2022-Noon, Friday, June 17, 2022. NO paperwork is accepted after this time.

FOURTH ORDER OF BUSINESS

Consideration of Moon Lake Landscape Replacement Proposal

Ms. Geney and Ms. Cooper reviewed several mulch proposals and a discussion ensued.

On a motion by Ms. Ballou, seconded by Mr. Haslett, with all in favor, the Board of Supervisors approved the proposal from EZ Mulch for \$11,250.00 for 250 cubic yards for the Water's Edge Community Development District.

Mr. Peterson stated that he will schedule the work and be present to supervise the installation. The Board agreed that if necessary, Mr. Peterson will authorize EZ Mulch to lay up to 275 cubic yards of mulch.

The Board did not consider the ASI proposal for the replacement of 30 viburnum along Moon Lake Road. The Board directed Mr. Peterson to determine the number of bushes that need replacement and directed District Management to request a revised proposal from ASI.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular meeting held on February 24, 2022

On a motion by Mr. Haslett, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the minutes for the regular meeting held on February 24, 2022, as presented, for the Water's Edge Community Development District.

NINTH ORDER OF BUSINESS

Consideration of the Operations & Maintenance Expenditures for February 2022

On a motion by Mr. Anastasopoulos, seconded by Ms. Ballou, with all in favor, the Board of Supervisors approved the operation and maintenance expenditures for February 2022 in the amount of \$21,347.96 for the Water's Edge Community Development District.

TENTH ORDER OF BUSINESS

**Audience Comments & Supervisor
Requests**

There were no audience members present.

Mr. Haslett informed the Board that he had attended the HOA meeting for the townhomes and that there had been discussion about putting in a couple of parking lots and a well. He will keep the Board apprised of anything that may pertain to the CDD.

The Board members directed District Management to follow-up with the District Engineer regarding whether the District should be doing regular inspections of the storm drains, and if so, how often and what the associated costs would be.

ELEVENTH ORDER OF BUSINESS Adjournment

Ms. Cooper stated if there was no further business to come before the Board than a motion to adjourn would be on order.

On a Motion by Mr. Anastasopoulos, seconded by Mr. Haslett, with all in favor, the Board of Supervisors adjourned the meeting at 6:20 p.m. for the Water's Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

BLANK

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT

The budget workshop meeting of the Board of Supervisors of Waters Edge Community Development District was held on **Tuesday, April 5, 2022, at 2:01 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

Teri Geney	Board Supervisor, Chairman
George Anastasopoulos	Board Supervisor, Vice Chairman
Timothy Haslett	Board Supervisor, Assistant Secretary
Michaela Ballou	Board Supervisor, Assistant Secretary
Jason Peterson	Board Supervisor, Assistant Secretary

Also present were:

Jayna Cooper	District Manager, Rizzetta & Company
Matthew Huber	Regional District Manager, Rizzetta & Company <i>(via conference call)</i>
Frank Nolte	District Engineer, Cardno <i>(via conference call)</i>

Audience Not Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Cooper called the meeting to order at 2:01 p.m., confirmed there was a quorum, and noted there were no audience members present.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience members present.

THIRD ORDER OF BUSINESS

**Discussion regarding FY 21/22
Budget**

The Board of Supervisors reviewed each line of the FY 22/23 proposed budget draft and determined there needs to be a change to the assessments. The operation and maintenance budget and reserve budget were both increased compared to the

current year. It will be presented for consideration at the next regularly scheduled meeting on April 28, 2022.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Cooper stated if there was no further business to come before the Board, a motion to adjourn would be on order.

On a Motion by Mr. Geney, seconded by Mr. Peterson, with all in favor, the Board of Supervisors adjourned the meeting at 4:10 p.m. for the Water's Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 12

Waters Edge Community Development District

District Office · Tampa, Florida · (813) 933-5771

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa · Florida 33614

www.watersedgecdd.org

Operations and Maintenance Expenditures March 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,808.79**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ameriscape USA, Inc.	002373	967	Plant Replacement/Install 03/22	\$ 2,052.00
Berger Tooms Elam Gaines & Frank	002371	356583	Audit FYE 09/30/21	\$ 3,100.00
George Anastasopoulos	002374	GA022422	Board of Supervisor Meeting 02/24/22	\$ 200.00
GHS Environmental	002376	2022-161	Monthly Meter Reading - Pump Station 02/22	\$ 142.00
Irrigation Technical Services, Inc.	002379	29580	Water Management - Pump Station 02/22	\$ 550.00
Irrigation Technical Services, Inc.	002379	60446	Pump Station Maintenance 02/22	\$ 600.00
Jason Peterson	002380	JP022422	Board of Supervisor Meeting 02/24/22	\$ 200.00
Michaela A. Ballou	002375	MB022422	Board of Supervisor Meeting 02/24/22	\$ 200.00
Pasco County Utilities	002383	16287893	9019 Creedmoor Reclaim Lane 02/22	\$ 5,715.15
Rizzetta & Company, Inc.	002372	INV0000066314	District Management Fees 03/22	\$ 4,147.92
Sitex Aquatics, LLC	002384	5922B	Monthly Lake Maintenance 03/22	\$ 2,185.00
Straley Robin Vericker	002381	21039	General Legal Services 02/22	\$ 581.00
Teri Lynn Geney	002377	TG022422	Board of Supervisor Meeting 02/24/22	\$ 200.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Timothy M Haslett	002378	TH022422	Board of Supervisor Meeting 02/24/22	\$ 200.00
Waters Edge Master HOA, Inc.	002385	030122	Shared Cost Landscape Services 02/22	\$ 7,078.00
Withlacoochee River Electric Cooperative, Inc.	002382	2189378 02/22	11909 Slidell St. - Pump 02/22	\$ 63.67
Withlacoochee River Electric Cooperative, Inc.	002382	2189381 02/22	11406 Belle Haven Dr. - Well 02/22	\$ 35.04
Withlacoochee River Electric Cooperative, Inc.	002382	2189382 02/22	11406 Biddeford Place - Well 02/22	\$ 35.04
Withlacoochee River Electric Cooperative, Inc.	002382	2189383 02/22	9101 Creedmoor Ln - Pump 02/22	\$ 35.04
Withlacoochee River Electric Cooperative, Inc.	002382	2189384 02/22	9136 Creedmore Ln - Well 02/22	<u>\$ 1,488.93</u>
Report Total				<u>\$ 28,808.79</u>



9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 967

Date	PO#
03/02/22	
Sales Rep	Terms
Armando Taylor	Net 30

Bill To
AP CDD Invoice Rizzetta Rizzetta Accounts Payable 9019 Creedmoor Ln New Port Richey, FL 34654

Property Address
Water's Edge CDD 9019 Creedmoor Lane New Port Richey, FL 34654

Item	Qty / UOM	Rate	Ext. Price	Amount
#870 - Moon Lake Bahia install and Slidell sign plant replacement				\$2,052.00
Misc Enhancement -				\$1,168.00
Plant Install -				\$884.00

Date Rec'd Rizzetta & Co., Inc. 03/02/22
 D/M approval *Jayna Cooper* Date 3-4-22
 Date entered 03.04.22
 Fund ⁰⁰¹ GL 53900 OC 4650
 Check #

Subtotal	\$2,052.00
Sales Tax	\$0.00
Total	\$2,052.00
Credits/Payments	(\$0.00)
Balance Due	\$2,052.00

Retainage (0.00%) \$0.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,052.00	\$0.00	\$0.00	\$0.00	\$0.00



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

RECEIVED
FEB 16 2022

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614

Invoice No. 356583
Date 02/13/2022
Client No. 21740

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2021

Total Invoice Amount \$ 3,100.00

Date Rec'd Rizzetta & Co., Inc. 02.16.22
D/M approval Jayna Cooper Date 2-25-2022
Date entered 02.25.22
Fund 001 GL 51300 OC 3202
Check # _____

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA

WATERS EDGE CDD

Meeting Date: February 24, 2022

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Present	Check if Paid
George Anastasopoulos	✓	X
Timothy Haslett	✓	X
Jason Peterson	✓	X
Michaela Ballou	✓	X
Teri Geney	✓	X

MEETING TIMECARD

Meeting Start Time:	3:32
Meeting End Time:	5:31
Total Meeting Time:	1 hr 59 min.
Time over (3) Hours:	0

DM Signature : Jayna Cooper

Date Rec'd Rizzetta & Co., Inc. 02.24.22

D/M approval Jayna Cooper Date 3-4-22

Date entered 03.04.22

Fund 001 GL 51100 OC 1101

Check # _____

Please send copy to Tiffany J. and send to Corporate Acctg for extended meeting hours.



www.ghsenvironmental.com
P.O. Box 55802
St Petersburg, FL 33732

Invoice

Date: 3/2/2022
Invoice #: 2022-161

To:

Waters Edge CDD
5844 Old Pasco Rd.
Suite 100
Wesley Chapel, FL 33544

Project: Waters Edge

Proposal #: 13-124

P.O. #:

		Due Date	Service Date:
		3/2/2022	February 2022
Task #	Description	Project Completion	Amount
Task 1	Monthly Meter Readings	16.67%	142.00
Date Rec'd Rizzetta & Co., Inc. <u>03/02/22</u>			
D/M approval <u>Jayna Cooper</u> Date <u>3-4-22</u>			
Date entered <u>03.03.22</u>			
Fund <u>001</u> GL <u>53900</u> OC <u>4651</u>			
Check # _____			
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$142.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/C redits	\$0.00
		Balance Due	\$142.00



Irrigation Technical Services,

3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 29580

Date: 03/02/2022

Record#: 27917

Billed To: Waters Edge CDD
c/o Rizzetta and Company
5844 Old Pasco Road Suite 100
Wesley Chapel FL 33544

Project: Waters Edge
9019 Creedmoor Lane
New Port Richey FL 34654

Due Date: 04/01/2022

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge Water Management February 2022	1.0000	550.000000	550.00	N

Notes:

Date Rec'd Rizzetta & Co., Inc. 03/02/22

D/M approval Jayna Cooper Date 3-4-22

Date entered 03.04.22

Fund 001 GL 53900 OC 4651

Check #

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	550.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	550.00

**Irrigation Technical Services,**

3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 60446

Date: 02/23/2022

Record#: 27967

Billed To: Waters Edge CDD
c/o Rizzetta and Company
5844 Old Pasco Road Suite 100
Wesley Chapel FL 33544

Project: Waters Edge
9019 Creedmoor Lane
New Port Richey FL 34654

Due Date: 03/25/2022**Employee:****Order#:**

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge	1.0000	600.000000	600.00	N
		Pump Station Maint.				N
		February 2022				N

Notes:

02/18/22

ITS Pump Technicians performed the Waters Edge pump station maintenance for February 2022.

Date Rec'd Rizzetta & Co., Inc. 02/23/22D/M approval Jayna Cooper Date 2-25-2022Date entered 02.25.22Fund 001 GL 53900 OC 4651Check #

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	600.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	600.00



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
Pay By Phone: 1-855-786-5344

1 1 1
05-46024

WATERS EDGE CDD

Service Address: **9019 CREEDMOOR RECLAIM LANE**

Bill Number: 16287893

Billing Date: 3/11/2022

Billing Period: 1/21/2022 to 2/25/2022

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1006710	01381392
Please use the 15-digit number below when making a payment through your bank	
100671001381392	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180194286	1/21/2022	418118	2/25/2022	434447	35	16329

Usage History Water

February 2022	16329
January 2022	5229
December 2021	0
November 2021	4113
October 2021	17394
September 2021	11160
August 2021	8572
July 2021	11241
June 2021	19149
May 2021	18508
April 2021	12507
March 2021	14354

Transactions

Previous Bill	1,830.15
Payment 03/02/22	-1,830.15 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	16,329 Thousand Gals X \$0.35 5,715.15
Total Current Transactions	5,715.15
TOTAL BALANCE DUE	\$5,715.15

PCU encourages new and existing customers to learn more about services provided by visiting PascoCountyUtilities.com.

Date Rec'd Rizzetta & Co., Inc. 03/16/22

D/M approval *Jayna Cooper* Date **3-18-22**

Date entered 03.18.22

Fund 001 GL 53600 OC 4302

Check #

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

WATERS EDGE CDD
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614-8390

Account # 1006710
Customer # 01381392
Balance Forward 0.00
Current Transactions 5,715.15

Total Balance Due	\$5,715.15
Due Date	3/28/2022

10% late fee will be applied if paid after due date

Round Up Donation to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

PASCO COUNTY
UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION & SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
3/1/2022	INV0000066314

Bill To:

WATERS EDGE CDD - PC
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00345

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,102.92	\$1,102.92
Administrative Services	1.00	\$413.50	\$413.50
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$459.00	\$459.00
Management Services	1.00	\$1,997.50	\$1,997.50
Website Compliance & Management	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>02.03.22</u></p> <p>D/M approval <u>Jayna Cooper</u> Date <u>2-25-2022</u></p> <p>Date entered <u>02.25.22</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3201</u> \$1,102.92</p> <p>Check # <u>3100</u> \$413.50</p> <p>5103 \$75.00</p> <p>3111 \$459.00</p> <p>3101 \$1,997.50</p> <p>5103 \$100.00</p>			
Subtotal			\$4,147.92
Total			\$4,147.92



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
3/1/2022	5922B

Bill To

Waters Edge CDD
3434 Colwell Ave, Ste 200
Tampa, FL 33614

P.O. No.

Terms

Project

Net 30

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance-52 Waterways-March	2,185.00	2,185.00
	Fountain Maintenance	0.00	0.00
<p>Date Rec'd Rizzetta & Co., Inc. 03.01.22 D/M approval <i>Jayna Cooper</i> Date 3-4-22 Date entered 03.04.22 Fund 001 GL 53800 OC 4605 Check #</p>			
		Balance Due	\$2,185.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

WATERS EDGE CDD
C/O RIZZETTA & COMPANY
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL, FL 33544

February 24, 2022
Client: 001219
Matter: 000001
Invoice #: 21039

Page: 1

RE: GENERAL

For Professional Services Rendered Through February 15, 2022

SERVICES

Date	Person	Description of Services	Hours	
1/20/2022	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2021 ; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
1/26/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; REVIEW COMMUNICATION FROM J. COOPER; REVIEW IRRIGATION REPORT; REVIEW NATURAL AREA POLICY; CONFERENCE CALL WITH J. COOPER AND M. HUBER.	0.1	
1/27/2022	JMV	TELEPHONE CALL WITH J. COOPER; PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.7	
Total Professional Services			2.0	\$581.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.8	\$549.00
LB	Lynn Butler	0.2	\$32.00

February 24, 2022
Client: 001219
Matter: 000001
Invoice #: 21039

Page: 2

Total Services	\$581.00	
Total Disbursements	\$0.00	
Total Current Charges		\$581.00

PAY THIS AMOUNT	\$581.00
------------------------	-----------------

Date Rec'd Rizzetta & Co., Inc. 03.01.22
D/M approval *Jayna Cooper* Date 3-4-22
Date entered 03.04.22
Fund 001 GL 51400 OC 3107
Check #

Please Include Invoice Number on all Correspondence

INVOICE

3/1/2022

Waters Edge Master HOA, Inc.
c/o Management and Associates
720 Brooker Creek Blvd. #206 Oldsmar, FL 34677
Phone: (813) 433-2000

To:

Waters Edge CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Due Upon Receipt

Page 1 of 1

Quantity	Vendor	Inv #	Inv Date	Description	Amount
1	Ameriscape	470	2/1/2022	FEBRUARY LAWN SERVICE	\$ 5,326.00
				IRRIGATION	\$ 1,192.00
				TREE TRIMMING	\$ 200.00
				ANNUALS	\$ -
				PEST CONTROL	\$ -
1	PSA	1281	2/4/2022	FEB 3 INSPECTION	\$ 240.00
4	Kevin L.	NA	NA	Chlorine tab service- Kevin Labrum \$30.00/week 2/4, 2/11, 2/18, 2/25	\$ 120.00
Total:					7,078.00

Date Rec'd Rizzetta & Co., Inc. 03.08.22

D/M approval Jayna Cooper Date 3-18-22

Date entered 03.18.22

Fund 001 GL 53900 OC 4604

Check #

PSA Horticultural

925 Florida Avenue, Suite D
Palm Harbor, FL 34683
jennifer@psagrounds.com
www.psagrounds.com

PSA HORTICULTURAL

INVOICE

BILL TO

Water's Edge Homeowners
Association C/O Management
and Associates
720 Brooker Creek Boulevard,
Suite 206
Oldsmar, Florida 34677


INVOICE # 1281**DATE 02/04/2022****DUE DATE 03/06/2022****TERMS Net 30**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
02/03/2022	Water's Edge Landscape Inspection	February 3rd landscape inspection.	1	600.00	600.00

We truly appreciate your business!

BALANCE DUE**\$600.00**

PSA Services:
Specification Development
Landscape Inspections
Special Project Consulting

APPROVED	
ASSOC	WAETD
G/L #	8020-000
BK ACCT	
OPER	RESV
AMT	600.00



ASI LANDSCAPE
MANAGEMENT

9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 470

Date	PO#
02/01/22	
Sales Rep	Terms
House Account	Net 30


Bill To

Rocco Lervasi
Water's Edge HOA
9019 Creedmoor Lane
New Port Richey, FL 34654

Property Address

Water's Edge HOA
9019 Creedmoor Lane
New Port Richey, FL 34654

Item	Qty / UOM	Rate	Ext. Price	Amount
#214 - Landscape Management with Agro & Irr February 2022				\$16,795.00
Description	Amount			
Maintenance	\$13,315.00			
Irrigation	\$2,980.00			
Pest Control	\$0.00			
Tree Trimming	\$500.00			
Annuals	\$0.00			

APPROVED	
ASSOC	WAED
G/L #	8210-007
BKACCT	
OPER	RESV
AMT	16,795.00

Subtotal	\$16,795.00
Sales Tax	\$0.00
Total	\$16,795.00
Credits/Payments	(\$0.00)
Balance Due	\$16,795.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$16,795.00	\$16,975.00	\$0.00	\$0.00	\$0.00



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189378** Cycle 17
Meter Number 40547871
Customer Number 20096167
Customer Name WATERS EDGE CDD

Bill Date **02/23/2022**
Amount Due **63.67**
Current Charges Due **03/16/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 11909 SLIDELL ST
Service Description PUMP
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/21	72841	02/18	73165				324

Comparative Usage Information

Period	Days	Per Day
Feb 2022	28	12
Jan 2022	31	18
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 91.63
Payment 91.63 CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 324 KWH @ 0.05017 16.26
Fuel Adjustment 324 KWH @ 0.03600 11.66
FL Gross Receipts Tax 1.59

Total Current Charges 63.67
Total Due Please Pay 63.67

Date Rec'd Rizzetta & Co., Inc. 03/01/22

D/M approval *Jayna Cooper* Date 3-4-22

Date entered 03.04.22

Fund 001 GL 53100 OC 4301

Check #



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 02/23/2022

District: BP17

Use above space for address change ONLY.

2189378 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	03/16/2022
TOTAL CHARGES DUE	63.67
Total Charges Due After Due Date	68.67

000218937800000636700000686705



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189381** Cycle 17
Meter Number 62225547
Customer Number 20096167
Customer Name WATERS EDGE CDD

Bill Date **02/23/2022**
Amount Due **35.04**
Current Charges Due **03/16/2022**

District Office Serving You
Bayonet Point

Service Address 11406 BELLE HAVEN DR
Service Description WELL
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/21	11510	02/18	11510				0

Comparative Usage Information

Period	Days	Per Day
Feb 2022	28	0
Jan 2022	31	0
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

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Previous Balance 37.83
Payment 37.83CR
Balance Forward 0.00

Customer Charge 34.16
FL Gross Receipts Tax 0.88

Total Current Charges 35.04
Total Due Please Pay 35.04

Date Rec'd Rizzetta & Co., Inc. 03/01/22

D/M approval *Jayna Cooper* Date 3-4-22

Date entered 03.04.22

Fund 001 GL 53100 OC 4301

Check #



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 02/23/2022

District: BP17

Use above space for address change ONLY.

2189381 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	03/16/2022
TOTAL CHARGES DUE	35.04
Total Charges Due After Due Date	40.04

000218938100000350400000400405



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189382** Cycle 17
Meter Number 62225594
Customer Number 20096167
Customer Name WATERS EDGE CDD

Bill Date **02/23/2022**
Amount Due **35.04**
Current Charges Due **03/16/2022**

District Office Serving You
Bayonet Point

Service Address 11430 BIDDEFORD PL
Service Description WELL
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/21	9728	02/18	9728				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2022	28	0
Jan 2022	31	0
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

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Previous Balance 37.83
Payment 37.83CR
Balance Forward 0.00

Customer Charge 34.16
FL Gross Receipts Tax 0.88

Total Current Charges 35.04
Total Due 35.04

Please Pay

Date Rec'd Rizzetta & Co., Inc. 03/01/22

D/M approval *Jayna Cooper* Date 3-4-22
03.03.22

Date entered

Fund 001 GL 53100 OC 4301

Check #



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 02/23/2022

District: BP17

Use above space for address change ONLY.

2189382 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	03/16/2022
TOTAL CHARGES DUE	35.04
Total Charges Due After Due Date	40.04

000218938200000350400000400403



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189383** Cycle 17
Meter Number 57179649
Customer Number 20096167
Customer Name WATERS EDGE CDD

Bill Date **02/23/2022**
Amount Due **35.04**
Current Charges Due **03/16/2022**

District Office Serving You
Bayonet Point

Service Address 9101 CREEDMOOR LN
Service Description PUMP
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/21	25045	02/18	25045				0

Comparative Usage Information

Period	Days	Per Day
Feb 2022	28	0
Jan 2022	31	0
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

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Previous Balance 37.83
Payment 37.83 CR
Balance Forward 0.00

Customer Charge 34.16
FL Gross Receipts Tax 0.88

Total Current Charges 35.04
Total Due Please Pay 35.04

Date Rec'd Rizzetta & Co., Inc. 03/01/22

D/M approval *Jayna Cooper* Date 3-4-22

Date entered 03.04.22

Fund 001 GL 53100 OC 4301

Check #



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 02/23/2022

District: BP17

Use above space for address change ONLY.

2189383 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	03/16/2022
TOTAL CHARGES DUE	35.04
Total Charges Due After Due Date	40.04

000218938300000350400000400401



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189384** Cycle 17
Meter Number 49382988
Customer Number 20096167
Customer Name WATERS EDGE CDD

Bill Date **02/23/2022**
Amount Due **1,488.93**
Current Charges Due **03/16/2022**

District Office Serving You
Bayonet Point

Service Address 9136 CREEDMOOR LN
Service Description WELL
Service Classification General Service Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/21	91550	02/18	7047		74.18	74	15497

Comparative Usage Information

Period	Days	Per Day
Feb 2022	28	553
Jan 2022	31	179
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 886.74
Payment 886.74CR
Balance Forward 0.00

Customer Charge 39.16
Demand Charge 74 KW @ 6.00000 444.00
Energy Charge 15,497 KWH @ 0.02650 410.67
Fuel Adjustment 15,497 KWH @ 0.03600 557.89
FL Gross Receipts Tax 37.21

Total Current Charges 1,488.93
Total Due Please Pay 1,488.93

Date Rec'd Rizzetta & Co., Inc. 03/01/22

D/M approval *Jayna Cooper* Date 3-4-22

Date entered 03.04.22

Fund 001 GL 53100 OC 4301

Check #



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 02/23/2022

District: BP17

h mn KJ

2189384 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	03/16/2022
TOTAL CHARGES DUE	1,488.93
Total Charges Due After Due Date	1,511.26

000218938400014889300015112602